

M/035/012

**Salt Lake County Public Works Department  
Planning and Development Services Division**

Mary Callaghan, *Commissioner*

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October 10, 2000

D. Wayne Hedberg  
Permit Supervisor  
Minerals Regulatory Program

Re: Response to your Notification:  
Public Notice to Owners of Record, Mine Plan Permit Revision, Harper Contracting, Inc.,  
Parley's Canyon Rock Quarry, M/035/012, Salt Lake County, Utah

Salt Lake County File #s 5976 and 5977

Mr. Hedberg,

As you are aware the property in question is within the boundaries of the unincorporated area of Salt Lake County, as such any use of the property is subject to review under the Zoning Ordinance, and more specifically, under the Foothills and Canyons Overlay Zone.

The use the applicant is proposing is a conditional use which requires review by the Planning Commission. Approval of such a use is subject to several conditions (which are listed in the ordinance) as well as any other conditions the Planning Commission may wish to impose. I have included a copy of the section of the ordinance which lists the conditions. [section 19.12.030I]

The applicant should submit his proposal to the county for review by the Planning Commission, prior to any final action by the State.

Respectfully,

Debora Riddle  
FCOZ Planner

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DIVISION OF  
OIL, GAS AND MINING

- G. Living quarters for persons employed on the premises of any main use.
- H. Logging and lumber processing, provided evidence is presented of approval by any federal or state agencies with jurisdiction over such use.
- I. Mineral extraction and processing, provided that:
  - 1. The applicant shall comply with all applicable regulations of this Ordinance, including but not limited to site grading and drainage, landscaping, and environmental standards, and all applicable provisions in Chapter 19.72, "Foothills and Canyons Overlay Zone," and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards;" and
  - 2. Such use shall not be located within one-thousand (1,000) feet of any residential use or lot; and
  - 3. The perimeter of the site shall be screened from adjacent properties and roads with a bufferyard of adequate width and opacity as determined by the County; and
  - 4. The applicant submits a plan, prepared by a qualified professional, that shows the location of existing and proposed watercourses and drainage systems, including lakes, ponds, and detention basins;
  - 5. Water accumulating on the site shall be removed to a drainage way and any contaminated water shall be treated before being allowed to enter a drainage way; and
  - 6. The applicant shall present evidence of all necessary state and/or federal permits and approvals; and
  - 7. Access shall be provided, either directly or over a private haul road, to an arterial street that is designed for heavy truck traffic; and
  - 8. A haul road entering the site from a public street or road shall be paved for at least a distance of five-hundred (500) feet from the public street or road; and
  - 9. The property shall be posted with a notice of dangerous conditions and warning trespassers away; and
  - 10. Operations shall be conducted in compliance with Salt Lake City-County Health Department regulations and standards regarding noise, odor, vibrations, dust, blowing debris, hazardous materials, and air quality; and
  - 11. The applicant shall submit a general plan for proposed rehabilitation of the site, including a schedule of rehabilitation measures and proposed ground cover and landscaping to be installed following the completion of the operation or the expiration of the conditional use approval (*see* Sections 19.72.030.H., "Tree and Vegetation Protection," and 19.72.030.C., "Grading Standards"); and
  - 12. If a change in ownership occurs, the new owner shall submit a new application for conditional use approval. Approval of the new application shall not be granted until all new federal and/or state permits are issued to the new owner; and



13. Any suspension or revocation of required state or federal permits shall constitute a violation of this Ordinance and will result in automatic suspension or revocation of all County approvals and permits; and
  14. The County may require a bond in favor of the County to be posted by the applicant to cover damages that may occur to County roads as a result of hauling materials excavated from the permitted site. The amount of the bond less any sums needed to correct damages shall be refunded to the excavator within one (1) year after the conclusion of the excavation; and
  15. The County may impose additional conditions addressing access, circulation, operations, noise, hours of operation, and similar impacts it deems necessary to minimize potential significant impacts on adjacent properties and streets.
- J. Offices incidental to main use.
- K. Planned unit development subject to the conditions and requirements set forth in Chapter 19.78, "Planned Unit Developments."
- L. Public and quasi-public uses.
- M. Residential facility for elderly persons.
- N. Short term rentals provided that:
1. The property is located within Big or Little Cottonwood Canyons east of the dividing line between R1E and R2E; and
  2. The on-site parking and the access to the site are available for use and maintained, including snow removal, throughout the entire year; and
  3. The dwelling unit is served by an approved drinking water supply and public sewer system that are capable of supporting the use throughout the entire year, and are approved by the Salt Lake City-County Health Department prior to issuance of a license.
- O. Temporary structures. (Prior code 22-9A-3)
- P. Underground record storage vaults, provided:
1. The facility complies with the requirements for development set forth in Chapter 19.72, "Foothills and Canyons Overlay Zone" and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards," including but not limited to development standards for grading, wildlife habitat protection, tree and vegetation protection, outdoor lighting, natural hazards, and utilities, and standards for establishing limits of disturbance; and
  2. Excavation of the site to construct the underground vaults shall be conducted as follows:
    - a. Access to the site shall be controlled through one point; and
    - b. The excavator shall post the property, noting that a dangerous condition exists and warning trespassers away; and
    - c. The excavator shall take care that trucks leaving the property are not overloaded and that spilled material is removed from adjacent public roads not less frequently than once every twenty-four (24) hours while the excavation is in progress; and